



**Guide Price £900,000 - £950,000**

**Freehold**

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**Church Lane, Copthorne, Crawley RH10 3PT**

 4/5  3  3  Y  Y  2.1 Miles



**Moore & Partners**



**GUIDE PRICE £900,000 - £950,000.**

**Located in Copthorne Village is this extended four/five bedroom detached family home which offers spacious accommodation throughout. This property offers the potential for a self-contained Annex and benefits from a stunning rear garden and outbuilding.**

Located within the beautiful Village of Copthorne and located on Church Lane, which is a premier road within Copthorne is this superb four/five double bedroom detached property which is set within a very generous secluded plot. The property offers spacious accommodation throughout which would suite any family needs. Located within the catchment area for excellent Junior and Senior schools. There are local convenient shops just a short distance away. The property is located just 2.1 miles from Three Bridges station with its fast commuter links to London, equally, junction 10 of the M23 is easily and quickly accessible by car North and South bound. On arriving at the property, you park to the outside of the property on the in and out driveway.

On entering the property, you walk into the generous entrance hall with stairs to the first-floor landing. There are two access doors one to the left which enters the impressive family lounge the other enters the stunning open kitchen/diner. The family lounge provides plentiful floor space for a number of free-standing sofas and lounge furniture. Within the lounge there is an open feature fire with stone surround, stone mantle over and marble hearth under this beautiful fireplace make for a wonderful focal point. To the rear of the lounge double opening doors lead through to the lovely conservatory which looks out over the stunning rear garden. The superb kitchen/diner is located at the rear of the property providing wonderful views of the rear garden. From the kitchen/diner you access the Family room, utility room and the downstairs shower room. A door from the utility room leads into the study and open area with stairs to the first floor. The first-floor room is currently used as an office which can be used as the fifth bedroom or an Annex bedroom. This is where you can re-model the accommodation to provide a two-story self-contained Annex.

The first-floor landing provides access to all bedrooms and the family bathroom. The super-king size master bedroom has been fitted out with high end bedroom furniture. A door leads nicely into the en-suite shower room. With the master bedroom located to the rear the master bedroom is filled with natural light and looks out over the impressive rear garden. bedroom two, three and four are all double bedrooms which provide ample floor space for free standing bedroom furniture. The family bathroom has been re-fitted with a three-piece white suite set against tiled walls and flooring.

To the outside you will find an in and out driveway. Set to one side is a wooden gate which provides side access into the rear garden. The impressive rear garden is a real feature to this property. Being mostly laid to level lawn with a generous patio area so you can enjoy your summer days. The garden is enclosed with mature hedgerow and mature trees which provide a good degree of seclusion and privacy.

Towards the rear of the garden is the detached outbuilding. The outbuilding provides multiple uses and benefits from its own power supply. To the side of the garden a further large storage sheds provides additional storage space.



# Room Details

## Ground Floor

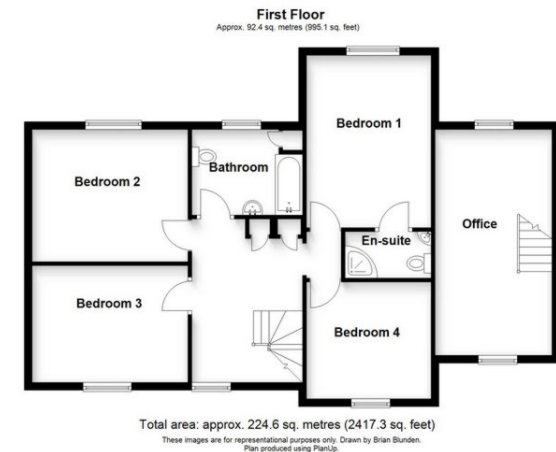
Entrance Hall	11'6" x 10'9" (3.51m x 3.28m)
Kitchen/Diner	19'10" x 16'0" (6.05m x 4.88m)
Family Lounge	21'0" x 13'0" (6.40m x 3.96m)
Family Room	13'2" x 10'10" (4.01m x 3.30m)
Conservatory	12'10" x 10'11" (3.91m x 3.33m)
Study/Annex Room	23'0" x 9'8" (7.01m x 2.95m)
Utility Room	6'1" x 5'2" (1.85m x 1.57m)
Shower Room	

## First Floor

Landing	
Master Bedroom	14'0" x 8'9" (4.27m x 2.67m)
En-Suite Shower	
Bedroom Two	13'0" x 10'11" (3.96m x 3.33m)
Bedroom Three	13'0" x 9'6" (3.96m x 2.90m)
Bedroom Four	10'10" x 8'5" (3.30m x 2.57m)
Bedroom Five/Annex Bedroom	20'7" x 9'7" (6.27m x 2.92m)

## Outside

In and Out Driveway	
Rear Garden	
Detached Outbuilding	21'6" x 8'3" (6.55m x 2.51m)
Large Storage Shed	



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.



